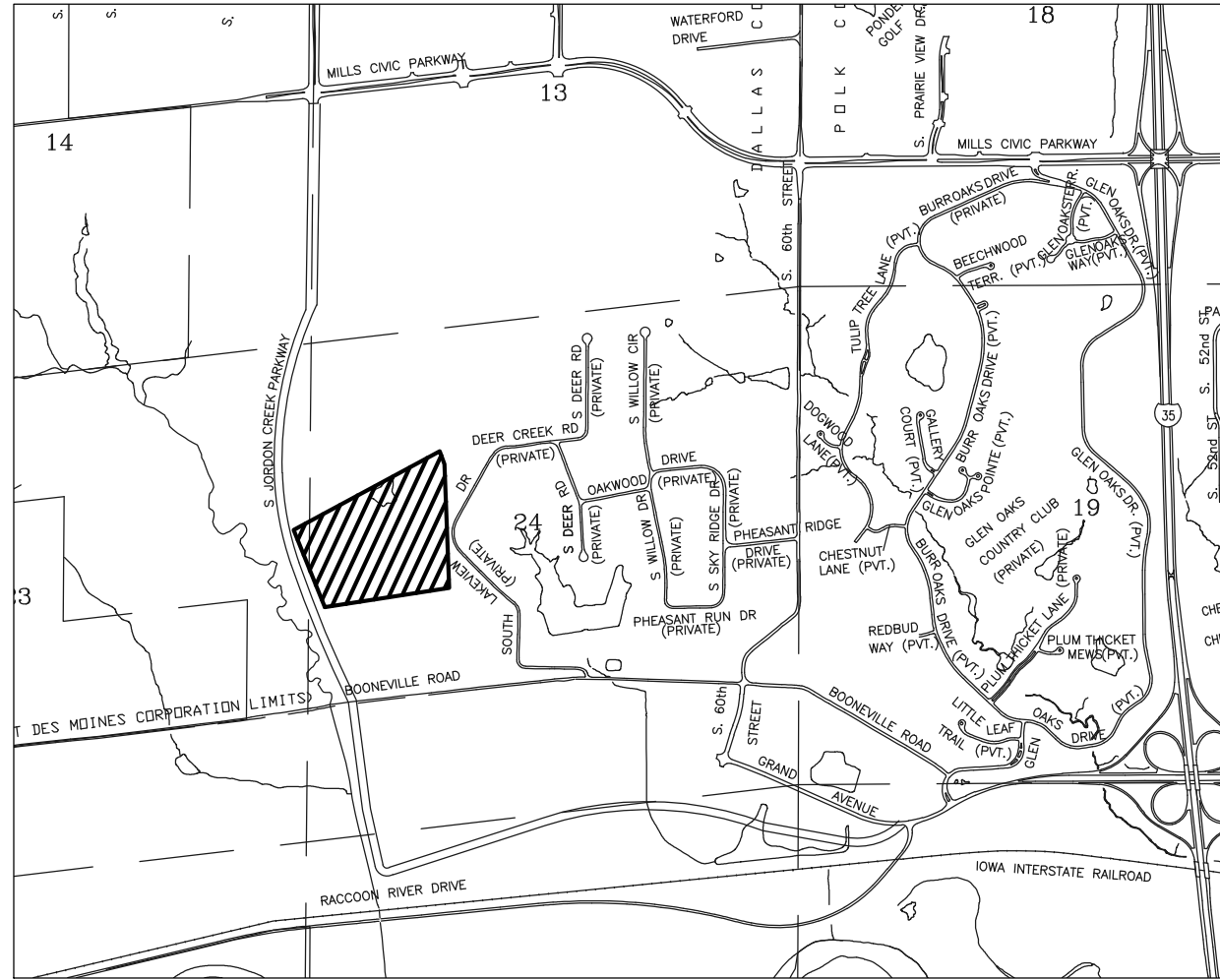


ELDORADO ESTATES REZONING PUD PLAN



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- LAYOUT PLAN
- GRADING PLAN

PROPERTY DESCRIPTION:

LOT 2, ROGER'S FARM, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD
SAID TRACT OF LAND CONTAINS 35.99 ACRES MORE OR LESS

ADDRESS:(APPROXIMATE LOCATION)

1450 S JORDAN CREEK PKWY
WEST DES MOINES, IA 50266

OWNER:

CHAYSE HOLDINGS LLC
773 NE 47TH PLACE
DES MOINES, IA 50313

PREPARED FOR:

ARROW PROPERTIES
475 ALICE'S ROAD, SUITE B
WAUKEE, IA 50263
ATTN: MARK TROST

ENGINEER/SURVEYOR:

BISHOP ENGINEERING
ATTN: CHARLES BISHOP
3501 104TH ST.
URBANDALE, IA 50322
PH: (515) 276-0467

COMPREHENSIVE LAND USE:

EXISTING & PROPOSED:
LOW DENSITY RESIDENTIAL

EXISTING ZONING:

RE-1A RESIDENTIAL ESTATE

PROPOSED ZONING:

PUD

BULK REGULATIONS:

MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 100 FEET AS MEASURED AT BUILDING SETBACK
FRONT YARD SETBACK: 35 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
MINIMUM STREET FRONTAGE: 40' FEET
*INFORMATION OBTAINED FROM WWW.STERLINGCODIFIERS.COM FOR THE CITY OF WEST DES MOINES, IA

BENCHMARK:

BM#99 - STANDARD BENCHMARK
410 +/- FEET WEST OF INTERSECTION OF SOUTH JORDAN CREEK PARKWAY AND BOONEVILLE ROAD, 2 FEET NORTH OF EAST/WEST FENCE, SOUTH SIDE OF BOONEVILLE ROAD
WEST DES MOINES DATUM - FEET = 815.57
NAVD88 - FEET = 855.58

LANDSCAPE BUFFER:

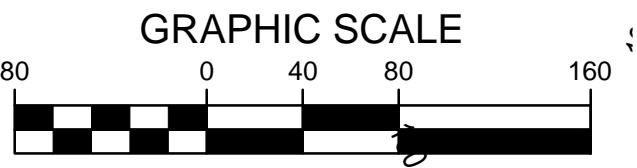
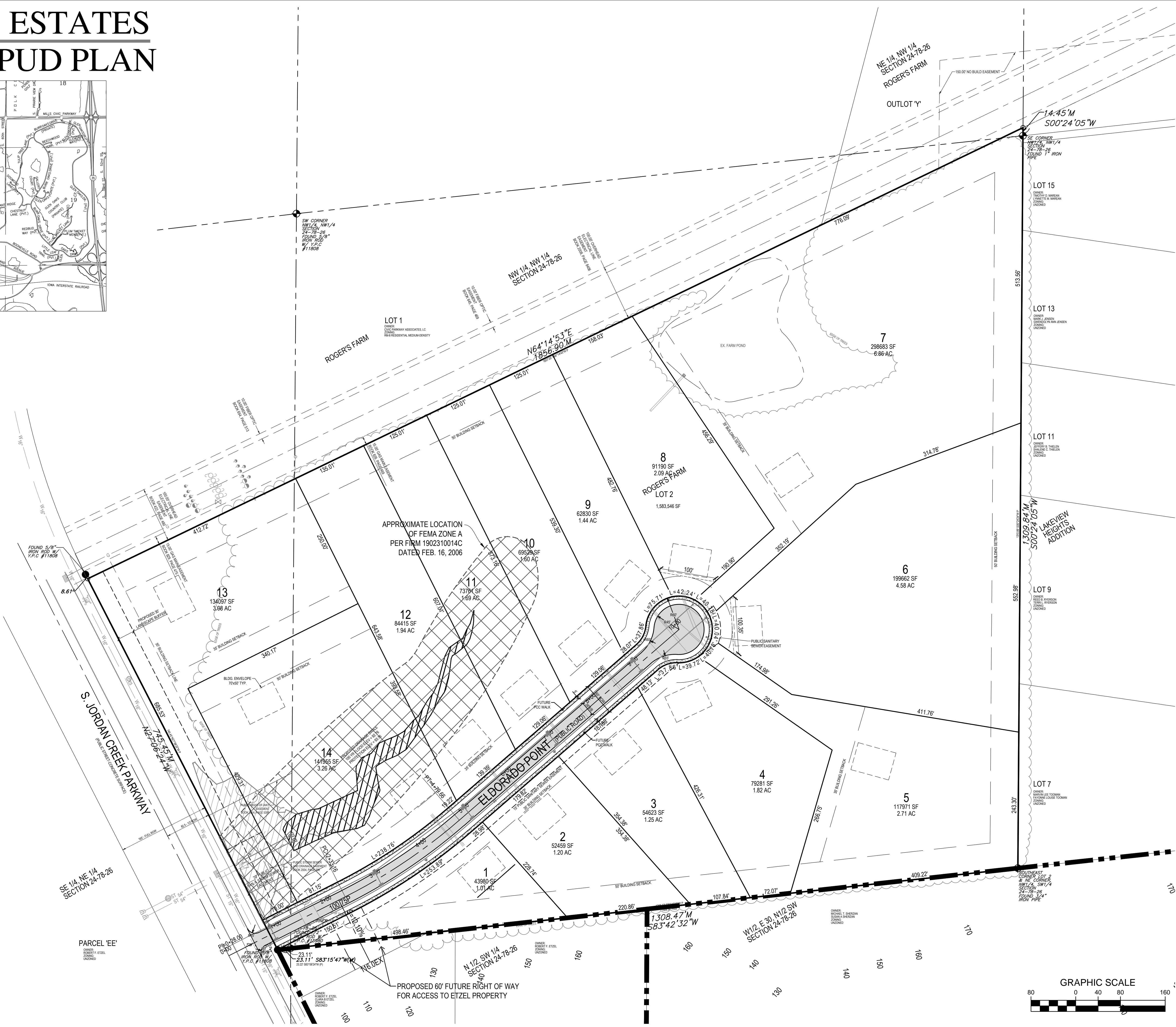
THE 30' LANDSCAPE BUFFER ALONG JORDAN CREEK PARKWAY WILL BE INSTALLED BY THE DEVELOPER AFTER THE GRADING HAS BEEN COMPLETED. THE BUFFER WILL BE MAINTAINED BY THE PROPOSED HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT.

FLOODPLAIN:

THE DEVELOPER WILL FILE CLOMA WITH FEMA TO REDUCE THE FLOODPLAIN AREA DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE AREA.

LOT 13 & 14 DRIVEWAY:

LOT 13 & 14 WILL HAVE A SHARED DRIVEWAY. DRIVEWAY MUST BE AT LEAST 75 FEET FROM BACK OF CURB ON S. JORDAN CREEK PARKWAY.



ELDORADO ESTATES S. JORDAN CREEK PARKWAY

REZONING PUD LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY:
GSA

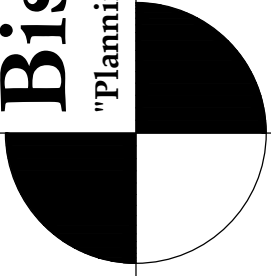
CHECKED BY:
CJB

REVISION DATE:
04-24-15
05-26-15
06-10-15
06-12-15

PROJECT NUMBER:
140333

SHEET NUMBER:
1 OF 2

Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959